



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM
(Real Property Tax Law, Section 485-a)

RECEIVED

(Instructions for completing this form are contained in Form RP-485-a-Ins) NOV 30 2018

DEPT. OF ASSESSMENT
AND TAXATION

1. Name and telephone no. of owner(s) 9274 GROUP, INC.
Day No. (716) 854-0060
Evening No. () _____
E-mail address (optional) _____
2. Mailing address of owner(s) 295 MAIN STREET, SUITE 210
BUFFALO, NEW YORK 14203
3. Location of property (see instructions)
192 SENECA STREET BUFFALO
Street address School district
BUFFALO _____
City/Town Village (if any)
- Property identification (see tax bill or assessment roll)
Tax map number or section/block/lot 111.71-7-1.1
4. General description of property for which exemption is sought (if necessary, attach plans or specifications):
Three (3) story mixed use commercial/residential building.
5. Use of Property: Retail/Commercial/Office Space and Four (4) residential apartments.
6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: Complete building renovation to convert 1st and 2nd floor warehouse space to retail/commercial/office space and to convert 3rd floor storage space to 4 apartments.
7. Cost of alteration, installation or improvement: \$3.1 MIL
8. Date construction of alteration, installation or improvement was commenced: 5/17/17
9. Date completed (attach certificate of occupancy or other documentation of completion): 11/5/18

10. Other exemptions.

a. Is the property receiving or has it ever received any other exemption from real property taxation?
☐ Yes ☒ No

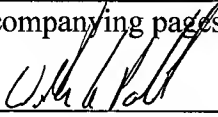
b. If yes, what exemption was received? _____ When? _____

Were payments in lieu of taxes made during the term of that exemption? _____

If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

CERTIFICATION

I, WILLIAM A. PALADINO, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.



Signature

11/29/18

Date

FOR ASSESSOR'S USE

1. Date application filed: 11/30/18 2. Applicable taxable status date: 12/1/18

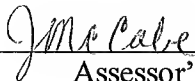
3. Action on application: ☒ Approved ☐ Disapproved

4. Assessed valuation of parcel in first year of exemption: \$ 1,030,000.

5. Increase in total assessed valuation in first year of exemption: \$ 727,200.

6. Amount of exemption in first year: ¹⁵ 727,200.

	Percent	Amount
County	<u>0</u>	\$ <u>0</u>
City/Town	<u>100%</u>	\$ <u>727,200.</u>
Village	<u>—</u>	\$ <u>—</u>
School District	<u>100%</u>	\$ <u>727,200.</u>



Assessor's signature

12/7/18

Date

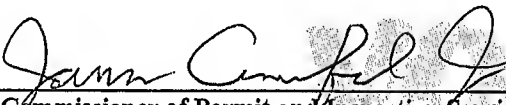


CITY OF BUFFALO

Certificate of Occupancy

Certificate No.: 202088

In accordance with the appropriate laws of the State of New York and/or the Ordinances of the City of Buffalo the structure(s) located at **192 SENECA** Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, said structure(s) is hereby certified for occupancy. This certificate is issued subject to the limitation herein specified and is valid until revoked unless automatically voided by the conditions set forth on the reverse side of this certificate.


Commissioner of Permit and Inspection Services

Date Issued: 11/05/2018

No. of Units: 4 No. of Stories: 3 Building Type: 3B ORDINARY UNPROTECTED

Construction: ORDINARY Class: R-2, M, B, S-1 Zoning District: N-1S

Smoke Detectors: YES Carbon Monoxide Detectors: YES

Permit No: GC16—9422075-Title 19- (4 dwelling units) Permit Date: 05/17/2017

Permit No.: GC17-9445059 – Title 19- (mercantile, storage) Permit Date: 03/12/2018

Permit No.: GC17-9445061-Title 19- (business, storage) Permit No.: 03/12/2018

Inspector: TOM BRODFUHRER Date Inspected: 11/05/2018

COMMERCIAL SPACE: 24,869 FT².

Story

Use

Basement:

UTILITIES

First Floor:

BUSINESS, MERCANTILE, STORAGE, NON-DESIGNATED SPACE (≈ 3,875 FT²).

Second Floor:

NON-DESIGNATED SPACE (≈ 8,787 FT²)

Third Floor:

FOUR (4) DWELLING UNITS

SEE REVERSE SIDE



CITY OF BUFFALO
DEPARTMENT OF
ASSESSMENT & TAXATION



BYRON W. BROWN
MAYOR

MARTIN F. KENNEDY
COMMISSIONER

March 1, 2019

9274 Group Inc.
295 Main St. Ste. 210
Buffalo, NY 14203

Re: 485-a Real Property Tax Exemption
Re: 192 Seneca
SBL # 111.71-7-1.1 Bill # 00075450
Assessed Value: \$1,030,000.
Increase in assessment: \$727,200.

Dear William A. Paladino,

Your application for an RPTL 485-a real property tax exemption has been approved for the above referenced property.

This exemption is for a period of twelve years, and will commence with the City of Buffalo 2019-2020 fiscal year tax and assessment roll. The exemption is calculated on the increase in assessment noted above.

Years	Percentage
1 - 8	100%
9	80%
10	60%
11	40%
12	20%

The remainder of the assessment will remain taxable during this period.

If you have any questions, please do not hesitate to call me at 716-851-5748.

Sincerely,

Judith A. McCabe

Assessor